



Archaeological Resources
Airport Vicinity Development Checklist
Parking Study
Trip Generation Comparison
Parking Master Plan

Seventh Day Adventist

Sensitive Design Concept Plan and Proposed Guidelines:

The proposed development plan will attempt to meet the City of Scottsdale's Sensitive Design Concept Plan and proposed guidelines mentioned in the Zoning Ordinance which including:

- a. An Open Space Plan
- b. A Landscape and Buffer Plan
- c. A Master Design Concept Plan

Compliance to include Scottsdale Sensitive Design Guidelines mentioned in the City of Scottsdale DS&PM. We shall follow the basis of all the city's design guidelines that outline Scottsdale's design and development vision, expectations, and values and incorporate all required in future submittals. Design guidelines will address the context of the site, architecture, landscape, lighting and achieving quality design. The City's design principles are as follows with minor amendments:

1. The design character of any area should be enhanced and strengthened by new development.
 - o Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.
 - o Building design should be sensitive to the evolving context of an area over time.
2. Development, through appropriate siting and orientation of buildings, should recognize the sites location near the airport runway.
3. Development should be sensitive to existing topography and landscaping.
 - o A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.
4. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations

- Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, areas for decorative paving, and integrated infrastructure elements.
5. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.
 6. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.
 - Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.
 7. Buildings should be designed with a logical hierarchy of masses:
 - To control the visual impact of a building's height and size
 - To highlight important building volumes and features, such as the building entry.
 8. The design of the built environment should respond to the desert environment:
 - Interior spaces should be extended into the outdoors both physically and visually when appropriate
 - Materials with colors and coarse textures associated with this region should be utilized.
 - A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities
 - Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.
 9. Developments should strive to incorporate sustainable and healthy building practices and products.
 - Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.
 10. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.
 - The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement

- The landscaping should compliment the built environment while relating to the various uses.
11. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.
- Water, as a landscape element, should be used judiciously
 - Water features should be placed in locations with high pedestrian activity.
12. The extent and quality of lighting should be integrally designed as part of the built environment.
- A balance should occur between the ambient light levels and designated focal lighting needs.
 - Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.
13. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.
- Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

Conceptual Signage Plan:

In accordance with zoning ordinance table 7.820.A., we shall comply with all requirements mentioned in the PCP sign standards of article VII, the property owner may choose to use signs allowed in the planned regional center (PRC) district in the PCP. Signage Plan will be prepared under a separate submittal per city signage standards.

Building Sign Allowances:

- Zoning District: Category E (Includes PRC Districts)
- Maximum Sum Total Sign /Business: 1.5 Square Foot of 1 Linear Foot of the longest business front.
- Maximum Height of Sign (to top of sign): 36 Feet



Parking Plan:

Building Totals:

Total Hangar Area: 84,250 GSF

Total Number of Hangars: 6

- Total required parking shall be determined by the zoning administrator.

Total Industrial Area: 147,270 GSF

- Total Required Parking: 1 Parking Space / 500 SF of Gross Floor Area
= 147,270 / 500 = 295 Spaces

Total Office Area: 508,100 GSF

- Total Required Parking: 1 Parking Space / 300 SF of Gross Floor Area

$$= 508,100 / 300 = 1,694 \text{ Spaces}$$

Total Residential Area: 57,600 GSF

Total Number of Units: 18

- Total Required Parking: 2 Spaces / Unit
= 2 x 18 = 36 Spaces



**Scottsdale Fire Department
Fire Plan Review**

7447 E. Indian School Road
Scottsdale, AZ 85251

Phone: 480-312-2500
www.Scottsdaleaz.gov

Case Review Requirements Overview

The following items shall be required to be addressed on the following “Case Reviews”, these are not all inclusive:

- Zoning (ZN)
- Development Review (DR)
- Conditional Use Permit (CUP)

Fire Code/Ordinance:

- Access roads shall extend to within 300’ of all portions of the building (Fire Ord 4283 503.1.1)
- Demonstrate minimum drive width of 24’ (Fire Ord 4283 503.2.1)
- Unobstructed vertical clearance minimum 13’6” (Fire Ord. 4283, 503.2.1)
- Designate Fire Lanes for all Commercial / Multi-Family (24’ min.) (Fire Ord. 4283, 503.3)
- “Key switch/pre-emption sensor” required for commercial/Multi-family/Gated communities (Fire Ord. 4283, 503.6.1)
- Demonstrate Hydrant spacing, existing and proposed (Fire Ord. 4283, 507.5.1.2)
- Demonstrate the location of the Fire Department Connection (Fire Ord. 4283, 912)

Policy and Design Related:

- Divided entrances and drive thru by pass lanes shall be 20’ wide min. (DS&PM 2-1.303(2))
- Demonstrate fire lane surface will support 83,000 lbs. GVW to include any bridge/culvert crossing (DS&PM, 2-1.303(3))
- Demonstrate COMMERCIAL turning radii (25’ inner/49’ Outside /55’ Bucket Swing) (DS&PM 2-1.303(5))
- Provide turn-around for emergency vehicles at end of dead-end over 300’ (DS&PM 2-1.303(8))
- Demonstrate secondary access (DS&PM 2-1.303(B))
- Demonstrate the location of the Fire Riser room (DS&PM 6-1.504(1))

Technical Items if Applicable:

- Cross-access easement required before approval
- Emergency vehicle access easement required before approval
- FD permit required for underground fuel tank install
- Hazardous Materials Management Plan (HMMP) required
- Fire & Life Safety Report required
- Owners Information Certificate required
- NFPA 13 compliant Fire sprinkler system shall be required

Scottsdale Fire Ordinance 4045: <http://www.scottsdaleaz.gov/codes/fire-code>

Scottsdale Design Standard & Policies Manual: <http://www.scottsdaleaz.gov/design/DSPM>

Any questions or issues regarding this memo please contact a member of the Fire Plan Review group @ 480-312-2500.



Planning and Development Services Division
Historic Preservation Office
7447 East Indian School Road
Scottsdale, Arizona 85251

Documentation Requirements for the Seventh-day Adventist Rezoning
COS Case 14-ZN-2019
September 13, 2019

1. Pursuant to Scottsdale Revised Code Chapter 2, Article V, Division 9, Sec. 2.313(b)(4), please provide a cover letter containing the relevant information needed for us to complete our review, including the following items:
 - a. A description of the project (including all planned actions), definition of the project area of potential effects (APE), and the agency's (or applicant's in this case) efforts to identify historic properties and obtain and consider the view of affected local governments, Indian Tribes, and other interested parties. For architectural properties, indicate whether the proposed action is an addition, replacement, repair, or demolition.
 - b. An evaluation of the eligibility of those resources for inclusion in the City of Scottsdale Historic Register (SHR), the Arizona or National Register of Historic Places (A/NRHP), including a recommendation of eligibility by the applicant.
 - c. A description of the cultural and historic resources that might be impacted directly, indirectly, or cumulatively by the proposed actions. This should include a discussion of the potential impacts of the undertaking on all SHR-eligible resources and the basis for these statements.
 - d. A finding of effect by the applicant; appropriate findings are: No Historic Properties Affected; No Adverse Effect; or Adverse Effect. There can be only one finding of effect for a given undertaking/plan.
 - e. A description and evaluation of the alternatives evaluated for the project. This should include alternatives specifically designed to avoid impacts to cultural resources or historic properties. An example would be restoration or rehabilitation of an existing historic structure rather than demolition.
 - f. Requested action on the part of Scottsdale Historic Preservation Officer (e.g., concurrence with definition of the APE, concurrence on determinations of eligibility, concurrence with a finding of effect, etc.).
2. A cultural resource inventory is necessary to evaluate whether or not: a) cultural or historic resources are present in the project area; b) any identified cultural or historic resources are eligible for listing on the City of Scottsdale Historic Register (SHR); and, c) the proposed project will adversely affect any City of Scottsdale Historic Register (SHR), the Arizona or National Register of Historic Places (A/NRHP) eligible properties that are eligible for, or listed on SHR or A/NRHP.
3. Measured drawings of the existing property and building, including a site plan, floor plan(s), building elevations of all sides of the building.
4. Photographs of the existing property and building.
5. Description of construction materials, methods, and techniques that are unique to the existing property and building.

The Arizona State Historic Preservation Office (SHPO) maintains a list of qualified professional archaeologists, historians, historical architects and/or architectural historians that can prepare these documents for your organization. If you need these resources, please contact SHPO.

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PCP-Sub District	AMU	AMU-R	Employment	Aviation
Office	508,100 s.f.*	508,100 s.f.*	508,100 s.f.*	
Industrial/non-office			147,250 s.f.	
Residential Phase 1		25 units		
Residential Phase 2		225 units		
Aviation Uses				84,250 s.f.

*Office and other allowed uses in the AMU. EMP and AMU-R shall not exceed a total of 508,100-s.f. total within the entire development plan.